

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 26, 2001

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN
RICHARD W. TRUESDELL, VICE CHAIRMAN
MICHAEL BUCKLEY
HANK GORDON
BYRON GOYNES
LANNY L. LITTLEFIELD
STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the March 22, 2001 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

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RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. TM-0013-01 - ELKHORN/ LEON II - CONCORDIA HOMES NEVADA, INC. - Request for a Tentative Map for 27 single family residential lots on 9.69 acres located at the northwest corner of the intersection of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-PD 3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-2. TM-0014-01 - MONTECITO EAST (A COMMERCIAL SUBDIVISION) - MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - Request for a Tentative Map for three lots on 30.82 acres on the west side of Tenaya Way, and on the south and north sides of Azure Drive, TC (Town Center) Zone, Ward 6 (Mack).
- A-3. TM-0015-01 - CENTENNIAL HILLS CENTER (A COMMERCIAL SUBDIVISION) - JIM MARSH AMERICAN CORPORATION - Request for a Tentative Map for one lot on 27.29 acres on the southwest corner of the intersection of Centennial Parkway and Durango Drive, TC (Town Center) Zone, Ward 6 (Mack).
- A-4. TM-0016-01 - IRON MOUNTAIN RANCH VILLAGE 1-A - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY CORPORATION - Request for a Tentative Map for 65 lots on 18.63 acres at the southwest corner of the intersection of Grand Teton Drive and the Bradley Road alignment, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-5. TM-0017-01 - CENTENNIAL POINT - STANPARK CONSTRUCTION COMPANY - Request for a Tentative Map for 266 lots on approximately 40 acres on the north side of Grand Teton Drive, between Grand Canyon Drive on the west and Tee Pee Lane on the east, R-E (Residence Estates) under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

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A-6. Z-0001-99(2) - BECKER TRUST COMPANY, LAS VEGAS DUNES, INC. AND HUGO R. PAULSON
- Request for an Extension of Time on an approved Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 189.2 acres on the east and west sides of the Durango Drive alignment, between the Moccasin Road and Log Cabin Way alignments (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 125-05-604-014), PROPOSED USE: 470-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

A-7. Z-0009-99(2) - LAS VEGAS DUNES, INC. - Request for an Extension of Time on an approved Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) for 40.0 acres adjacent to the north side of the Log Cabin Way alignment, approximately 2,700 feet east of Durango Drive (APN: 125-04-001-008), PROPOSED USE: 112-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

A-8. A-0025-99(A) - CITY OF LAS VEGAS - Petition to Annex property containing approximately 5 acres of land, generally located at the intersection of the northwest corner of Iron Mountain Road and Hualapai Way (APN: 126-01-801-019), Ward 4, (Brown).

A-9. A-0021-01(A) - CITY OF LAS VEGAS - Petition to Annex property containing approximately 1.70 acres generally located at the southwest of the intersection of Rainbow Boulevard and Lone Mountain Road (APN: 138-03-510-003 and 007), Ward 6 (Mack).

A-10. A-0022-01(A) - ANGEL MEDINA, ET AL - Petition to Annex property containing approximately 0.68 acres located on the north side of Vegas Drive, approximately 735 feet east of Michael Way (APN: 138-24-801-027), Ward 5 (Weekly).

B. PUBLIC HEARING ITEMS:

B-1. ABEYANCE - DB-0001-01 - CITY OF LAS VEGAS - Discussion and possible action on a Housing Element pursuant to NRS 278.150 and 160 to be adopted as a component of the 2020 Master Plan.

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- B-2.** ABEYANCE - DB-0002-01 - CITY OF LAS VEGAS - Discussion and possible action on a Population Element pursuant to NRS 278.150 and 160 to be adopted as a component of the 2020 Master Plan.
- B-3.** DB-0004-01 - CITY OF LAS VEGAS - Discussion and Possible Action on a Public Safety Element Pursuant to NRS 278.150 and 160 to be adopted as a Component of the 2020 Master Plan.
- B-4.** ABEYANCE - RENOTIFICATION - GPA-0030-00 - HOWARD HUGHES CORPORATION - Request to Amend a portion of the Southeast Sector of the General Plan FROM: GC (General Commercial) TO: M (Medium Density Residential) on 15.3 acres approximately 320 feet west of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-003), Ward 5 (Weekly).
- B-5.** ABEYANCE - RENOTIFICATION - Z-0096-00 - HOWARD HUGHES CORPORATION - Request for a Rezoning FROM: C-2 (General Commercial) TO: R-3 (Apartments) on 15.3 acres located approximately 320 feet west of Rancho Drive, between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-003), PROPOSED USE: APARTMENTS, Ward 5 (Weekly).
- B-6.** ABEYANCE - RENOTIFICATION - V-0013-01 - YEN LE MIKELIS - Request for a Variance TO ALLOW FOR THE EXPANSION OF A NON- CONFORMING BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-7.** ABEYANCE - U-0182-00 - CRAIG MARKETPLACE LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN located approximately 650 feet south of Craig Road and 650 feet east of Tenaya Way (APN: 138-03-701-020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-8.** ABEYANCE - U-0035-01 - MISSION SPRINGS PROPERTIES ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 100 South Maryland Parkway (APN: 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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- B-9.** **ABEYANCE - SD-0012-01 - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 140 LOT SINGLE-FAMILY SUBDIVISION on 35.32 acres at the northeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-05-401-001, 125-05-402-001, 125-05-403-001, and 125-05-404-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- B-10.** **ABEYANCE - RENOTIFICATION - U-0147-99(1) - ONE BODY IN CHRIST CHURCH** - Request for an Extension of Time and a Review of Condition # 5 on an approved Special Use Permit WHICH REQUIRED PARKING LOT PERIMETER LANDSCAPING FOR AN OFF-SITE PARKING LOT AND A 2,806 SQUARE FOOT ADDITION TO AN EXISTING 2,289 SQUARE FOOT CHURCH (ONE BODY IN CHRIST) at 5300 and 5367 Jay Avenue (APN: 138-12-710-042 and 048), R-E (Residence Estates) and C-2 (General Commercial) Zones, Ward 6 (Mack).
- B-11.** **ABEYANCE - V-0022-01 - JERALD D. AND DEBRA MALONE** - Request for a Variance TO ALLOW A PROPOSED EIGHT FOOT HIGH BLOCK AND WROUGHT IRON WALL WHERE FOUR FEET WITH THE TOP TWO FEET (50%) OPEN IS THE MAXIMUM HEIGHT ALLOWED at 2329 Alta Drive (APN: 139-32-702-001), R-A (Ranch Acres) Zone, Ward 1 (M. McDonald).
- B-12.** **GPA-0007-01 - CITY OF LAS VEGAS** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: PF (Public Facilities) on approximately 5.17 acres on the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), Ward 4 (Brown).
- B-13.** **Z-0016-01 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 5.17 acres at the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), PROPOSED USE: FIRE STATION, Ward 4 (Brown).
- B-14.** **Z-0016-01(1) - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 10,738 SQUARE FOOT FIRE STATION on approximately 5.17 acres located on the northwest corner of the intersection of Fort Apache Road and Gilmore Avenue (APN: 138-07-501-014), R-E (Residence Estates) Zone, [PROPOSED: C-V (Civic)], Ward 4 (Brown).

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- B-15.** **GPA-0008-01 - BECKER REALTY, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) for 3.6 acres located on the south side of the northern Beltway alignment, approximately 630 feet west of Decatur Boulevard (APN: 125-25-501-009), Ward 6 (Mack).
- B-16.** **Z-0018-01 - BECKER REALTY, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) TO: C-1 (Limited Commercial) for 3.6 acres on the south side of the northern Beltway alignment, approximately 630 feet west of Decatur Boulevard (APN: 125-25-501-009), PROPOSED USE: RETAIL COMMERCIAL CENTER, Ward 6 (Mack).
- B-17.** **Z-0018-01(1), Z-0109-97(1) AND Z-0110-97(2) - BECKER REALTY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN: 125-25-501-009 and 125-25-601-009), R-E (Residence Estates) and C-1 (Limited Commercial) Zones under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
- B-18.** **Z-0110-97(1) - BECKER REALTY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 140-UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 9.35 acres adjacent to the south side of the Northern Beltway and approximately 600 feet west of Decatur Boulevard (APN: 125-25-501-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), Ward 6 (Mack).
- B-19.** **GPA-0009-01 - STEVE KABOLI** - Request to Amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) for 1.5 acres on the northeast corner of the intersection of Leonard Lane and Vegas Drive (APN: 138-24-803-028), Ward 5 (Weekly).
- B-20.** **GPA-0010-01 - AMERICAN BAPTIST CHURCHES OF THE PACIFIC SOUTHWEST ON BEHALF OF FELLOWSHIP CHRISTIAN CHURCH** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: PF (Public Facility) on 4.9 acres at 6210 West Cheyenne Avenue (APN: 138-11-802-011), Ward 6 (Mack).

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- B-21. Z-0020-01 - AMERICAN BAPTIST CHURCHES OF THE PACIFIC SOUTHWEST ON BEHALF OF FELLOWSHIP CHRISTIAN CHURCH** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 4.9 acres at 6210 West Cheyenne (APN: 138-11-802-011), PROPOSED USE: CHURCH, Ward 6 (Mack).
- B-22. Z-0016-98(4) - WILLIAM LYON HOMES** - Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO REMOVE APPROXIMATELY 40 ACRES FROM THE OVERALL PLAN AREA at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
- B-23. GPA-0011-01 - WILLIAM LYON HOMES** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), Ward 6 (Mack).
- B-24. Z-0025-01 - WILLIAM LYON HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive, (APN: 125-12-401-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-25. Z-0016-98(5) - KB HOMES NEVADA, INC.** - Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO ADD APPROXIMATELY 42.16 ACRES TO THE OVERALL PLAN at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
- B-26. GPA-0012-01 - KB HOMES OF NEVADA, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 42.16 acres on

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- the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), Ward 6 (Mack).
- B-27.** **Z-0022-01 - KB HOMES OF NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-28.** **Z-0022-01(1) - KB HOMES OF NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: R-PD3 (Residential Planned Development- 3 Units Per Acre)], Ward 6 (Mack).
- B-29.** **GPA-0013-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: MLA (Medium-Low Attached) on approximately 17.2 acres on the northwest corner of the intersection of El Capitan Way and Grand Teton Drive (APN: 125-08-401-003), Ward 6 (Mack).
- B-30.** **Z-0023-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD12 (Residential Planned Development – 12 Units Per Acre) of approximately 17.20 acres located on the northwest corner of the intersection of El Capitan Way and Grand Teton Drive (APN: 125-08-401-003), PROPOSED USE: MULTI-FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-31.** **GPA-0014-01 - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANIES** - Request to Amend Map 7 of the Centennial Hills Sector Plan to RELOCATE A PROPOSED MULTI-USE TRAIL ALIGNMENT within an approximately 22.95 acre area bounded by El Capitan Way on the east, Ackerman Avenue on the north, Grand Teton Drive on the south, and the US 95 Frontage Road on the west (APN: 125-08-401-003), Ward 6 (Mack).
- B-32.** **GPA-0015-01 - GREENGALE PROPERTIES ON BEHALF OF HEAVEN CAN WAIT SANCTUARY** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: PF (Public

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Facility) on approximately 20 acres located southeast corner of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), Ward 6 (Mack).

- B-33. Z-0026-01 - GREENGALE PROPERTIES ON BEHALF OF HEAVEN CAN WAIT SANCTUARY -**
Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: C-V (Civic) on approximately 20 acres located at the southeast corner of the intersection of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), PROPOSED USE: ANIMAL SANCTUARY, Ward 6 (Mack).
- B-34. Z-0026-01(1) - GREENGALE PROPERTIES ON BEHALF OF HEAVEN CAN WAIT SANCTUARY -**
Request for a Site Development Plan Review FOR AN ANIMAL SANCTUARY on approximately 20 acres located on the southeast corner of the intersection of Tenaya Way and Elkhorn Road (APN: 125-22-501-001), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: C-V (Civic)], Ward 6 (Mack).
- B-35. Z-0019-01 - F & F PARTNERS, ET AL -** Request for a Rezoning FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to G-1 (Limited Commercial) TO: G-1 (Limited Commercial) on 31.7 acres on the northwest corner of the intersection of Centennial Parkway and Decatur Boulevard (APN: 125-24-802-003 through 009), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).
- B-36. Z-0021-01 - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY -** Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: TC (Town Center) on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN: 125-20-101-013, 014, and 125-20-201-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-37. Z-0021-01(1) - DORRELL FRONTAGE, LIMITED LIABILITY COMPANY -** Request for a Site Development Plan Review FOR A PROPOSED 200-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN: 125-20-101-

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013, 014, and 125-20-201-002 through 005), U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack).

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- B-38.** **V-0024-01 - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 30 PARKING SPACES WHERE 46 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
- B-39.** **Z-0074-97(10) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
- B-40.** **V-0025-01 - RUBY MADSEN LIVING TRUST** - Request for a Variance TO ALLOW AN EIGHT FOOT TALL CHAIN-LINK FENCE WHERE A SIX FOOT TALL FENCE IS THE MAXIMUM ALLOWED AND TO ALLOW CHAIN-LINK FENCING WHERE SUCH FENCING IS NOT ALLOWED at 2020 and 2030 Bannie Avenue (APN: 162-04-210-033 and 034), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- B-41.** **U-0043-01 - LEONARD & ELIZABETH CARPI TRUST ON BEHALF OF MARCELINA LAMOUREUX** - Request for a Special Use Permit FOR A SECOND-HAND DEALER at 4331 West Charleston Boulevard (APN: 162-06-510-001), G-1 (Limited Commercial) and R-E (Residence Estates) Zones, Ward 1 (M. McDonald).
- B-42.** **U-0044-01 - FOSTER-DAY, INC.** - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) on 2.06 acres on the west side of Rancho Drive, approximately 800 feet north of Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- B-43. SD-0020-01 - FOSTER-DAY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 1.08 ACRE MOTOR VEHICLE SALES (USED) LOT WITH A 2,250 SQUARE FOOT COMMERCIAL BUILDING; AND FOR A WAIVER OF REQUIRED LANDSCAPING on 2.06 acres on the west side of Rancho Drive, approximately 800 feet north of Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).
- B-44. U-0045-01 - LIA ARNOLD ROBERTS TRUST ON BEHALF OF SAINT GEORGE ROMANIAN ORTHODOX CHURCH** - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT CHURCH WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.62 acres located on the east side of Red Rock Street, approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).
- B-45. U-0046-01 - VINCENT EBARB** - Request for a Special Use Permit FOR A BAILBOND SERVICE at 101 East Bonneville Avenue (APN: 139-34-311-034), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-46. U-0047-01 - LARRY LAPENTA ON BEHALF OF DAVID WALSH** - Request for a Special Use Permit FOR OPEN AIR VENDING IN CONJUNCTION WITH AN EXISTING HARDWARE STORE at 3535 North Rancho Drive, (APN: 138-12-301-003), C-2 (General Commercial) Zone, Ward 6 (Mack).
- B-47. VAC-0005-01 - G T 95, LIMITED LIABILITY COMPANY** - Petition to vacate a portion of Grand Teton Drive, generally located between Grand Canyon Drive and the Tee Pee Lane alignment; and to vacate a Government Patent Reservation generally located along Grand Teton Drive between Grand Canyon Drive and the Tee Pee Lane alignment, Ward 6 (Mack).
- B-48. VAC-0006-01 - COREY AND SALLY MORLEY, AND WILLIAM AND BARBARA PIPES** - Petition to vacate Government Patent Reservations generally located south of Lone Mountain Road and north of Peaceful Dawn Avenue, between Shaumber Road and Barden Road; and to vacate a portion of the Barden Road right-of-way between Lone Mountain Road and Peaceful Dawn Avenue, Ward 4 (Brown).

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C. NON-PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - Z-0071-99(4) - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 7,019 SQUARE FOOT RETAIL BUILDING on a 0.99 acre site located on the south side of Craig Road, approximately 400 feet east of Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- C-2. ABEYANCE - Z-0020-97(31) - UNIVERSITY OF NEVADA LAS VEGAS FOUNDATION - Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District sidewalk requirement FOR A PROPOSED 1.04 ACRE PARKING LOT at the southwest corner of Palomino Lane and Tonopah Drive (APN: 139-32-803-001 through 004), PD (Planned Development) Zone, Ward 5 (Weekly).

D. DIRECTOR'S BUSINESS ITEMS:

- D-1. TA-0008-01 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04, Table 2 - Land Use Tables, to add "Printing and Publishing" as a Special Use Permit in the C-2 (General Commercial) Zoning District.
- D-2. TA-0009-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.10.010 Table 1 Parking Requirements to differentiate the parking standard for general retail greater than 25,000 square feet and general retail less than 25,000 square feet.
- D-3. TA-0010-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.04.050 Auto Paint and Body Repair Shop (C-2) to eliminate the current condition for approval and replace it with revised conditions for approval.
- D-4. TA-0011-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.06.030, 19A.06.040, 19A.06.110, and 19A.18.050 to require cross-sections to be submitted with a development application for any site with a natural grade above 4%.

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E. CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.